Provincial Agricultural Land Commission

ANNUAL REPORT

2009/10

&

2010/11

June 30, 2011

Agricultural Land Commission
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June 30, 2011

Honourable Don McRae
Minister of Agriculture
Parliament Buildings
Victoria, BC V8V 1X4

Dear Minister:

I respectfully submit the Annual Report for the Provincial Agricultural Land Commission for the period April 1, 2009 to March 31, 2010 and April 1, 2010 to March 31, 2011.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Richard Bullock, Chair

Published by the Provincial Agricultural Land Commission

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Message from the Chair

It has been an extremely busy first year of my appointment. A request from the Minister to review the operations and mandate of the Agricultural Land Commission (ALC) shortly after I was appointed took a substantial amount of focus and energy. Myself and a committee of Commissioners along with staff met with 60 stakeholder groups and over 300 individuals across the province over a very short period of time in the fall of 2010. I submitted my final report to the Minister November 26, 2010 and I am waiting for further government direction on the recommendations contained in the report. A significant amount of time and resources were devoted to this request.

The stakeholder meetings were invaluable and provided very useful feedback regarding the work of the ALC. It was clear that there is overwhelming support for the Agricultural Land Reserve (ALR) program and I believe this support is a sign that after almost 40 years, the relevance of the ALR is no longer in question and that the ALC should explore new opportunities to strengthen the program. However, stakeholders were almost unanimous in expressing their concern regarding the inadequacy of the ALC's resources to carry out its existing work, never mind explore new opportunities. This exercise was very helpful to me in my new role as Chair.

In September 2010, the BC Auditor General issued his audit report. The audit found that the ALC is challenged to effectively preserve agricultural land and encourage farming in British Columbia, specifically:

- the ALC has not determined that the boundaries of the ALR are accurate and include lands that are both capable of and suitable for agricultural use;
- the ALC has identified limitations in its ability to preserve agricultural land and encourage farming through the application process;
- the ALC is not sufficiently involved in proactive long term land use planning with local governments to encourage farming on a broad basis; and
- oversight of the decisions made by its "delegated authorities" needs strengthening to ensure that agricultural land is being preserved and farming encouraged.

The ALC has had limited opportunity to respond to the recommendations set out in the audit during the course of the past year.

Despite resource constraints, the ALC continues to strive to work with others to ensure ALR land is preserved and farming is encouraged. Besides responding to the constant flow of applications, the ALC makes every attempt to pursue other functions related to its mandate including working with local governments to ensure they are planning for agriculture and appropriately acknowledging the ALR in their community planning exercises. Ongoing provincial government initiatives including climate action, carbon offsets, large scale utility and transportation projects also require attention by the ALC.

An important change introduced in this annual report deals with a new reporting method for statistical information. While the ALC's new database and reporting tool (OATS) is not as functional as was hoped due to technical inadequacies, the ALC wishes to improve how it reports its decisions and hopes this new reporting format will better reflect the decisions of the ALC.

Please also note that in light of operational challenges facing the ALC and the transition between Chairs, this Annual Report covers fiscal years 2009/10 and 2010/11.

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Mission and Purpose

The Agricultural Land Commission (ALC) is the provincial agency responsible for administering the Agricultural Land Reserve (ALR), a provincial land use zone for agriculture. The purposes of the ALC as set out in legislation are:

(a) to preserve agricultural land;

(b) to encourage farming on agricultural land in collaboration with other communities of interest; and

(c) to encourage local governments, First Nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The *Agricultural Land Commission Act* (*ALC Act*) sets out processes for the inclusion or exclusion of land to and from the ALR and for non-farm use and subdivision of land within the ALR. The *ALC Act* is supported by the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Regulation 171/2002), which provides procedures for applications and defines permitted land uses and subdivisions within the ALR.

As an administrative tribunal acting pursuant to the *ALC* Act and the *Administrative Tribunals Act*, the ALC considers each application on its individual merits through a fair and transparent review process.

The work of the ALC is carried out by 19 appointed Commissioners comprised of a Chair, 6 Vice-Chairs and 12 members. The appointed Commissioners are the board of directors of the Commission which is supported by 20 professional staff.

Administrative Tribunal

An administrative tribunal is a specialized government agency established under provincial legislation to implement legislative policy. Appointment to such agencies is by order-in-council and in the case of the ALC, some members are appointed by Ministerial Order. Candidates for appointment are chosen for their knowledge and expertise and their experience in the particular sector being regulated by the legislation. As per its governing legislation, Commission members must be knowledgeable in matters relating to agriculture, land use planning, local government or first nation government. Administrative tribunals perform a wide range of functions, including research and recommendations; rule making and policy development; adjudication; and standard setting.

Administrative tribunals function at arm's length from government and are expected to exercise their role in a nonpartisan manner. However, the precise relationship between administrative tribunals and government varies.

The Board

The Agricultural Land Commission is administered by a government-appointed commission consisting of 19 board members comprised of a Chair, six Vice-Chairs and 12 Commissioners. For administrative efficiency and regional responsiveness the ALC operates as 6 panels for its 6 geographic regions of the province. Each panel has three members - a Vice-Chair and 2 Commissioners appointed from the region for which they are responsible.

The 19 member board is the provincial body of the ALC. The ALC is not, as is often thought, the aggregate of 6 regional commissions.

Board Members (April 1, 2009 - March 31, 2010)	
Erik Karlsen, *Oak Bay* (Chair)	
Michael Bose, *Surrey*	Niels Holbek, *Black Creek*
Denise Dowswell, *Vanderhoof*	John Tomlinson, *Langley*
Gordon Gillette, *Williams Lake*	Barry Minor, *Skookumchuck*
Grant Huffman, *Riske Creek*	Jennifer Dyson, *Port Alberni*
William Norton, *Chilako Valley*	Sylvia Pranger, *Kent*
Roger Mayer, *Keremeos*	Jerry Thibeault, *Cranbrook*
Lucille Dempsey, *Kamloops*	Jim Collins, *Fort St. John*

The following Commissioners also served in this fiscal year until their terms expired:

Holly Campbell, *Kamloops*
Gerry Zimmerman, *Kelowna*
David Craven, *Shawnigan Lake*
Lorne Seitz, *Courtenay*
Sid Sidhu, *Vernon*
Carmen Purdy, *Cranbrook*

Board Members (April 1, 2010 - March 31, 2011)	
Richard Bullock - *Kelowna* (Chair)-Appointed June 11, 2010 Erik Karlsen, *Oak Bay (Chair)* -To April 30, 2010	
Michael Bose, *Surrey*	Niels Holbek, *Black Creek*
Denise Dowswell, *Vanderhoof*	John Tomlinson, *Langley*
Gordon Gillette, *Williams Lake*	Jim Collins, *Fort St. John*
Hubert Miles, *Vernon*	Jennifer Dyson, *Port Alberni*
Jim Johnson, *Cherryville*	Sylvia Pranger, *Kent*
Roger Mayer, *Keremeos*	Jerry Thibeault, *Cranbrook*

The following Commissioners also served in this fiscal year until their terms expired:

Grant Huffman, *Riske Creek*
Barry Minor, *Skookumchuck*
William Norton, *Chilako Valley*

Executive Committee

The Executive Committee consists of the Chair and the 6 Vice-Chairs. The Executive considers and decides on matters related to:

- Strategic Planning
- Business Planning
- Policy Development
- Issues of province-wide importance
- Monitoring and Coordination of Panel Operations

The Executive Committee met for 3 days in fiscal 2009/10 and in 2010/11. Topics of discussion included strategic policy, business planning, governance and budget resource issues.

Commission Office

The business of the Commission is carried out through four functional areas by a staff of 20.

1. **Land Use Planning and Application Processing**: Staff research and administer all applications submitted pursuant to the *Agricultural Land Commission Act* and Regulations as well as performing compliance and enforcement related duties. In addition, they also review plans and bylaws of local governments and other agencies to ensure that the ALR is properly identified and that the policies support the objectives of the Act and Regulations.
2. **Compliance and Enforcement**: The ALC has a legislative mandate to ensure activities in the ALR are consistent with the Act, regulations and orders of the ALC.
3. **Strategic Planning and Corporate Policy**: Staff actively participates with Commissioners in developing strategies, plans and policies to achieve the goals and objectives set out in its Business Plan. Staff also participates in the agricultural planning and policy initiatives of other ministries, agencies and local governments.
4. **Administration and Information Systems**: The previous three functions are supported by an administration, records management and information systems unit. This includes maintenance of an application database comprised of approximately 30,000 stored paper files and almost 11,000 stored paper and electronic files as well as over 1,400 ALR maps.

Executive Directors	Policy and Special Projects	Compliance and Enforcement	Staff Agrologist
Brian Underhill Colin Fry	Shaundehl Runka	Ron MacLeod Thomas Loo	Vacant

Regional Planners	Land Use Planners	Mapping and GIS	Administrative Support
Roger Cheetham Martin Collins Tony Pellett	Jennifer Carson Terra Kaethler Gordon Bednard Ron Wallace Brandy Ridout Simone Rivers	Stacy Savidant Craig Phillips Gabriel Hazaparu	Myra Duggan Carol Bignell Lucena Varias Condevillamar

Panel Operations

The panels consist of a Vice-Chair and 2 Commissioners. Panels are responsible for:

- Decisions on applications
- Plan and bylaw reviews
- Field inspections
- Meeting with individuals, local governments, farm organizations and other government representatives

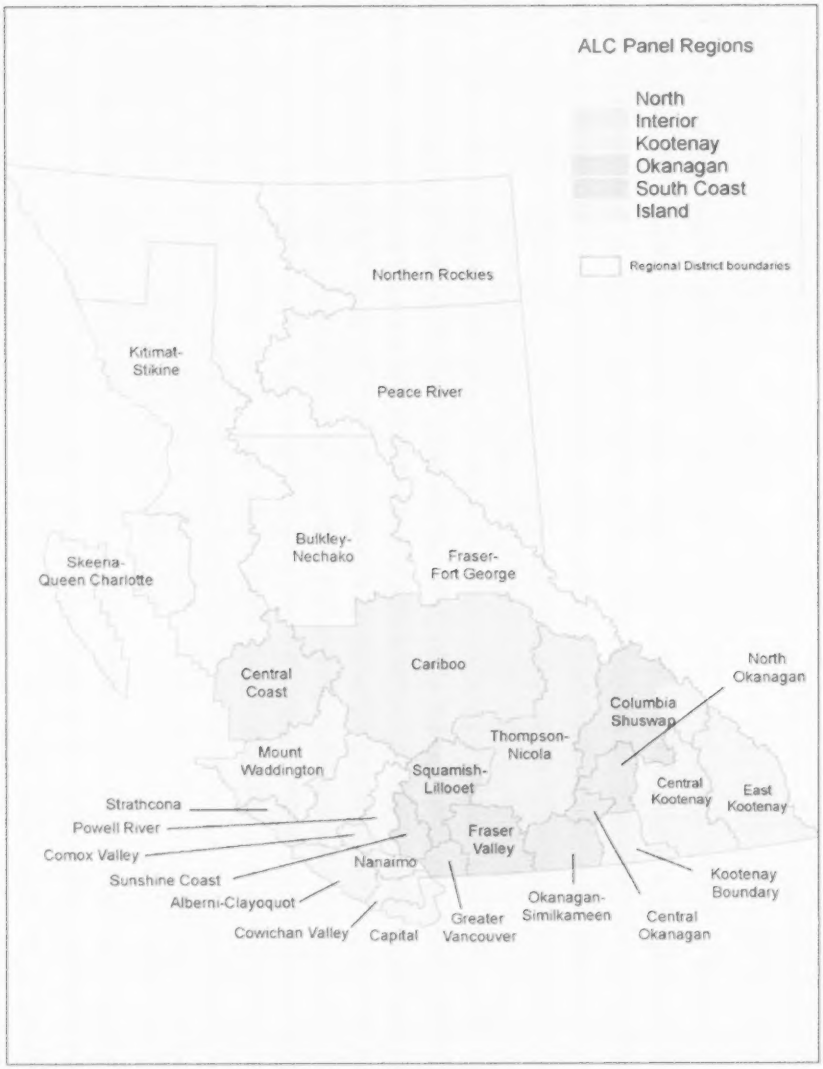
Panels report their regional activities through the Vice-chair to the Executive Committee. All decisions relating to applications and planning issues are made at the regional level by the panels. Decisions of a panel are final and cannot be appealed to the Executive Committee or the Board.

Commission panels met 58 days in fiscal year 2009/10 and again in 2010/11.

Area of Province: 99,217,145 hectares
Area of ALR: 4,624,926 hectares (March 31, 2011)

Island Panel Responsible for the Alberni-Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, Powell River and Strathcona Regional Districts and the Islands Trust.	**South Coastal Panel** Responsible for the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except Lillooet area) and Sunshine Coast Regional Districts.
Okanagan Panel Responsible for the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan and Okanagan-Similkameen Regional Districts.	**Kootenay Panel** Responsible for the Central Kootenay, East Kootenay and Kootenay-Boundary and portion of Columbia Shuswap (Golden area only) Regional Districts.
Interior Panel Responsible for the Cariboo, Central Coast and Thompson-Nicola, portion Squamish-Lillooet (Lillooet area only) Regional Districts.	**North Panel** Responsible for the Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Northern Rockies, Peace River and Skeena-Queen Charlotte Regional Districts.

Regional Panels



Interior Panel

Commissioners:

2009/10	2010/11
Grant Huffman, Vice Chair Gordon Gillette Holly Campbell Lucille Dempsey	Gordon Gillette Lucille Dempsey

The Interior Panel region extends from the Central Coast (Bella Coola Valley) to the community of Chase at the western end of Shuswap Lakes, encompassing cattle ranching in the Cariboo and Thompson-Nicola Regional Districts. The region is dominated by BC's interior plateau and characterized by dry grasslands and forested parklands. The region includes the Central Coast, Cariboo, Squamish-Lillooet (Lillooet area only) and Thompson-Nicola Regional Districts.

Interior Panel Statistics (April 1, 2009 - March 31, 2010)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
5	3	18	38	5

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	0	135	0	0	4	131
Exclusion Area (hectares)	4	32	24	0	0	24	0

Plans and Bylaws Reviewed

CATEGORY	INTERIOR PANEL	NUMBER
Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Green Lake OCP	1
TOTAL		1

Interior Panel Statistics (April 1, 2010 - March 31, 2011)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
3	4	7	29	6

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	0	173	0	128	45	0
Exclusion Area (hectares)	0	8	13	0	0	13	0

Plans and Bylaws Reviewed

CATEGORY	INTERIOR PANEL	NUMBER
Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Quesnel Fringe Area OCP	1
TOTAL		1

Island Panel

Commissioners:

2009/10	2010/11
Lorne Seitz, Vice Chair David Craven Jennifer Dyson Niels Holbek	Jennifer Dyson Niels Holbek

The Island Panel region encompasses Vancouver Island, most of the Gulf Islands and a number of coastal mainland areas that are part of Regional Districts headquartered on Vancouver Island or are more readily accessed from the Island than from mainland centers. The region includes the Alberni-Clayoquot, Capital, Comox Valley, Cowichan Valley, Mount Waddington, Nanaimo, Powell River and Strathcona Regional Districts.

Island Panel Statistics (April 1, 2009 - March 31, 2010)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
16	9	25	35	4

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	2	1	259	14	11	234	0
Exclusion Area (hectares)	56	16	125	3	0	122	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Growth Strategies/Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Sooke OCP • Langford Agricultural Strategy • Tod Creek Integrated Management Plan ,Saanich • Integrated Stormwater Management Plan, Central Saanich • Nanaimo Regional Growth Strategy	8

	• Nanaimo Regional District Electoral Area A OCP • Comox Valley Regional Growth Strategy • Denman Island OCP	
Implementing Bylaws	• Central Saanich Fill bylaw	1
Conservation Covenant	• VanKerkoerle/NALT, Cassidy, Nanaimo RD	1
TOTAL		10

Island Panel Statistics (April 1, 2010 - March 31, 2011)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
7	9	13	39	2

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	36	20	14	5	1	0
Exclusion Area (hectares)	171	9	7	2	5	0	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Growth Strategies/Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Sooke OCP • Integrated Stormwater Management Plan, Central Saanich • Cowichan Bay OCP Cowichan Valley RD • South Cowichan OCP Cowichan Valley RD • Nanaimo Regional Growth Strategy • Electoral Area A OCP, Nanaimo RD	15

	• Comox Valley Regional Growth Strategy • Denman Island OCP • Salt Spring Island OCP • Central Saanich Agricultural Area Plan • Campbell River, Agricultural Area Plan • Comox Valley RD Parks Plan • Langford Agricultural Strategy • Agricultural Area Plan, Alberni-Clayoquot RD • Agricultural Area Plan, North Saanich	
Conservation Covenant	• Ducks Unlimited Cowichan Bay • Ducks Unlimited Former UBC Research Farm	2
TOTAL		17

Kootenay Panel

Commissioners:

2009/10	2010/11
Barry Minor, Vice Chair Carmen Purdy Gerry Thibeault	Gerry Thibeault Barry Minor

The Kootenay Panel region encompasses the southeasterly portion of BC extending from the BC/Alberta border in the east to the Grand Forks and Kootenay Boundary area in the west. The region includes the Central Kootenay, East Kootenay and Kootenay Boundary Regional Districts and a portion of the Columbia Shuswap Regional District (Golden area only).

Kootenay Panel Statistics (April 1, 2009 - March 31, 2010)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
22	2	21	77	7

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	1	0	16	0	16	0	0
Exclusion Area (hectares)	249	55	656	17	472	167	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Beaver Valley and Pend d'Oreille OCP, RD Kootenay Boundary • Village of Montrose OCP, RD Kootenay Boundary • Kootenay Lake and Lardeau Valley OCP, RD Central Kootenay • 4 Arrow Lakes OCP Bylaw, RD	4

	Central Kootenay	
Implementing Bylaws	• Central Kootenay Zoning Bylaw No. 2057, RD Central Kootenay • SweetWater Zoning and Floodplain Management Bylaw, RD East Kootenay	2
Boundary/ALR Review	• Elk Valley, RD East Kootenay	1
TOTAL		7

Kootenay Panel Statistics (April 1, 2010 - March 31, 2011)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
7	1	14	38	2

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	0	9	0	0	9	0
Exclusion Area (hectares)	200	59	17	0	0	17	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Rockyview OCP, East Kootenay RD • Baynes Lake OCP, East Kootenay RD • Agricultural Area Plan, Regional District of Central Kootenay	3
Implementing Bylaws	• Wycliffe Zoning and Floodplain Management Bylaw, Regional District of East Kootenay • South Country Zoning and	3

	• Floodplain Management Bylaw, Regional District of East Kootenay • Sweetwater Zoning and Floodplain Management Bylaw, RD East Kootenay	
Boundary/ALR Reviews	• Elk Valley, RD East Kootenay	1
TOTAL		7

North Panel

Commissioners:

2009/10	2010/11
William Norton, Vice Chair Denise Dowswell Jim Collins	Denise Dowswell Jim Collins

The North Panel region encompasses north east, north central and north west BC, from Prince George, north east and west. The region includes the Bulkley-Nechako, Fraser-Fort George, Kitimat-Stikine, Northern Rockies, Peace River and Skeena-Queen Charlotte Regional Districts.

North Panel Statistics (April 1, 2009 - March 31, 2010)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
9	6	38	52	13

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	32	0	241	0	0	241	0
Exclusion Area (hectares)	0	120	388	11	38	339	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Vanderhoof Rural OCP, RD Bulkley-Nechako • Fort St. James OCP, RD Bulkley-Nechako • Burns Lake Rural & Francois Lake (North Shore) OCP, RD Bulkley-Nechako • Chilako River-Nechako OCP RD Fraser-Fort George	7

	• North Peace Fringe OCP • North Peace Regional Airport Plan • City of Dawson Creek OCP	
TOTAL		7

North Panel Statistics (April 1, 2010 - March 31, 2011)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
10	4	26	51	13

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	0	99	0	0	99	0
Exclusion Area (hectares)	77	308	24	3	0	21	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Fort St. James OCP, RD Bulkley-Nechako • Rural Graham Island OCP, Skeena- Queen Charlotte RD • North Peace Rural Plan	3
TOTAL		3

Okanagan Panel

Commissioners:

2009/10	2010/11
Roger Mayer, Vice Chair Sid Sidhu Gerry Zimmermann	Roger Mayer, Vice Chair Bert Miles Jim Johnson

The Okanagan Panel region encompasses the Okanagan and Similkameen Valleys, the Columbia Shuswap and Princeton areas. The region includes the Central Okanagan, Columbia Shuswap (except Golden area), North Okanagan and Okanagan-Similkameen Regional Districts.

Okanagan Panel Statistics (April 1, 2009 - March 31, 2010)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
20	9	26	47	3

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	30	0	50	2	8	40	0
Exclusion Area (hectares)	439	41	757	0	1	756	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Growth Strategies/Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Town of Osoyoos South Meadowlark Area Plan • District of Lake Country OCP • North Okanagan Regional Growth Strategy • City of Kelowna OCP • Columbia Shuswap RD Electoral Area "E"	5
TOTAL		5

Okanagan Panel Statistics (April 1, 2010 - March 31, 2011)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
22	8	28	36	5

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	3	65	3	59	3	0
Exclusion Area (hectares)	157	19	51	0	45	6	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• North Okanagan Regional Growth Strategy • City of Kelowna OCP • Kingfisher Local Area Plan • North Westside OCP	4
Implementing Bylaws	• Penticton Zoning Bylaw • District of West Kelowna Soil Deposit and Removal Bylaw	2
TOTAL		6

South Coast Panel

Commissioners:

2009/10	2010/11
Sylvia Pranger, Vice Chair Mike Bose John Tomlinson	Sylvia Pranger, Vice Chair Mike Bose John Tomlinson

The South Coast Panel region encompasses the lower mainland region of BC from Hope and environs to the Fraser River delta and north to the Sunshine Coast and the Squamish River and Pemberton valleys. The region includes the Fraser Valley, Metro Vancouver, Squamish-Lillooet (except Lillooet area) and Sunshine Coast Regional Districts.

South Coast Panel Statistics (April 1, 2009 - March 31, 2010)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
8	2	44	31	22

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	0	11	10	8	0	0
Exclusion Area (hectares)	6	25	400*	7	388	5	0

*See page 26 regarding Tsawwassen exclusion

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans,*	• Upper Squamish Valley Sub-area Plan • Tsawwassen First Nation Land Use Plan • Surrey OCP review • Squamish OCP • Abbotsford Agricultural Strategy • Abbotsford Industrial Area Planning	7

agricultural area plans & edge plans	• Metro Vancouver Regional Growth Strategy	
Implementing Bylaws	• Mission Zoning Review	1
Parks and Recreation Plans	• Maple Ridge/Pitt Meadows Trail Planning • Colony Farm Regional Park Sustainability Plan	2
Boundary Adjustments	• Pemberton Boundary Extension	1
TOTAL		11

South Coast Panel Statistics (April 1, 2010 - March 31, 2011)

Applications Decided by Component Type

EXCLUSIONS	INCLUSIONS	NON-FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
12	3	53	24	12

Area Included and Excluded and Agriculture Capability

	REFUSED	APPROVED		AGRICULTURE CAPABILITY OF FINAL APPROVED			
		Conditional	Final	Prime	Mixed	Secondary	Unclassed
Inclusion Area (hectares)	0	1	14	14	0	0	0
Exclusion Area (hectares)	125	16	5	5	0	0	0

Plans and Bylaws Reviewed

CATEGORY	AREA	NUMBER
Regional Growth Strategies/Official Community Plans *OCPs, updates to existing OSPs and Sub-Area Plans such as neighbourhood plans, agricultural area plans & edge plans*	• Bowen Island OCP • Tsawwassen First Nation Land Use Plan • Surrey OCP review • Squamish OCP • Delta Agricultural Plan • Abbotsford Agricultural Strategy • Metro Vancouver Regional Growth Strategy	7
Implementing Bylaws	• Langley City Zoning Bylaw	1

Transportation Plans	• Coquitlam Partington Creek Integrated Watershed Management and Transportation Plan • Langley Township Master Transportation Plan • Port Mann/Highway 1 Planning	3
Parks and Recreation Plans	• Metro Vancouver Matsqui Regional Trail	1
TOTAL		12

Compliance and Enforcement

Compliance and enforcement staff continue to work with local governments to build relationships and work jointly on compliance issues. The ALC embarked on a pilot project that designated other provincial government compliance and enforcement officers as ALC Officials for the purposes of inspections. The ALC will continue its efforts to train and appoint resource management professionals in the coming years in order to assist the commission in providing extra "eyes and ears" in the field to report potential illegal activities within the ALR.

During the 2010\2011 fiscal year the ALC Compliance and Enforcement division continued to work with the Resource Management Coordination Program. Eleven Ministry of Forests and Range forestry officers in the lower mainland and sunshine coast were trained and designated as Officials with the ALC. They were called upon to conduct detailed inspections of 50 properties located in Surrey associated with unauthorized fill and truck parking activities.

The ALC designated Ministry of Forests and Range Compliance & Enforcement staff in the Chilliwack and Dawson Creek offices as "Officials" under the *ALC Act* to provide inspection and complaint response on behalf of the Commission. All complaints will still be coordinated by ALC staff.

Statistics

April 2009 to March 2010 Activities of the Compliance and Enforcement Team

Inquiries	Site Inspections	Voluntary Correction of Non-compliance	Warnings Issued	Enforcement Actions Initiated	Stop Work Orders Issued	Ongoing Investigations
322	220	42	75	18	20	85

April 2010 to March 2011 Activities of the Compliance and Enforcement Team

Inquiries	Site Inspections	Voluntary Correction of Non-compliance	Warnings Issued	Enforcement Actions Initiated	Stop Work Orders Issued	Ongoing Investigations
150	240	35	40	68	10	75

Planning and Operational Policy

Ranching Task Force

The Ranching Task Force (RTF) which was initiated in 2009, identified government policies, regulations and legislation that may be hindering the competitive position of the B.C. cattle industry. The RTF was supported in this work by a cross-government team that developed recommended solutions to the identified regulatory challenges. The ALC participated in the process and responded to recommendations regarding the ALR.

The B.C. Cattlemen's Association canvassed its members regarding the Agricultural Land Reserve and produced a position statement and recommendations that became a focus of the Ranching Task Force. The three primary issues identified by the RTF related to the ALR included: homesite severance and intergenerational transfer of farm businesses; flexibility related to non-farm uses, processing of agricultural products and on-farm energy production and ALR boundary reviews to ensure accuracy in specific areas.

Zero Net Deforestation Act

ALC staff participated in consultations regarding the *Zero Net Deforestation Act*. The ALC raised concerns that ZND has the potential to impact the ALR by either removing active agriculture from production by planting trees and/or discouraging land clearing for agricultural production. The ALC raised these concerns as they relate to its mandate to preserve agricultural land and to encourage farming of ALR lands. It is the ALC's position that the permanent planting of trees on ALR lands for afforestation purposes has the potential to alienate land from its primary and protected use of agriculture. While the goals of *ZND Act* are laudable, the ALC believes those objectives should not come at the expense of the ALR, agricultural production and the provincial agricultural economy.

Chilliwack Boundary Adjustment Subdivision Review

The ALC conducted a review of subdivision approvals within the City of Chilliwack's boundaries involving boundary adjustments in the ALR. The review involved the assessment of all boundary adjustment subdivisions between April 1991 and February 2009 to determine if the approvals were made in accordance with the *Agricultural Land Commission Act* and the relevant land use and subdivision regulations under the *ALC Act* in force during the review period. In all, the ALC examined and evaluated approximately 250 files relating to boundary adjustment subdivisions. The purposes of the review were to review and assess the boundary adjustments made in the City; to assess the way in which the boundary adjustment decisions related to the long-term goal of preserving agricultural land and to suggest future courses of action as a result of the findings.

Of those boundary adjustment subdivisions considered relevant to the review the ALC believes 147 subdivisions were consistent and 66 were inconsistent with the regulations. The most significant impacts of the boundary adjustment subdivisions on the agricultural land base occurred when very small, or non-buildable parcels, were reconfigured into larger, building lots for rural residential

purposes. By both introducing rural residential parcels and using arable land for residential purposes, the agricultural land base has been negatively affected.

Tsawwassen First Nation Final Agreement Exclusion

In accordance with the *Tsawwassen First Nation Final Agreement Act* and BC Regulation 34/2009 as passed by government of the Province of BC, the ALC amended its maps to reflect Government's 2009 decision to excluded 386.6 hectares of land from the ALR.

Delegation Agreements

Delegation is the authorization by the ALC to a local government or other authority to act on its behalf to make use and subdivision decisions in the ALR under section 26 of the *Agricultural Land Commission Act*.

Local Governments

1. Fraser-Fort George Regional District
   - In the 2009/10 the Regional District made 9 decisions under the delegated decision-making authority.
   - In the 2010/11 the Regional District made 20 decisions under the delegated decision-making authority.

2. Regional District of East Kootenay
   - In the 2009/10 the Regional District made 0 decisions under the delegated decision-making authority.
   - In the 2010/11 the Regional District made 4 decisions under the delegated decision-making authority.

Oil and Gas Commission

- In 2009/10 a total of 683 oil and gas activities on ALR lands were exempted from making an application based on reporting and reclamation conditions. The OGC received 89 Schedule "B" post reclamation reports where ALR lands were no longer needed for oil and gas use. The OGC Commissioner approved 12 applications. Seventeen investigations and 15 enforcement actions took place.
- In 2010/11 a total of 661 oil and gas activities on ALR lands were exempted from making an application based on reporting and reclamation conditions. The OGC received 162 Schedule "B" post reclamation reports where ALR lands were no longer needed for oil and gas use. The OGC Commissioner approved/decided 0 applications. Three investigations and 2 enforcement actions took place.

Chair Review

The Honourable Steve Thomson, Minister of Agriculture and Lands directed the Chair to conduct a review of the ALC regarding operations, policy, regulations and legislation over the course of a three month period - August to October 2010. The purpose of the review was to verify that the ALC is meeting its mandate while looking for ways to improve its decision making processes.

As part of the review, an ALC review committee travelled throughout the province and met with over 300 individuals from over 60 stakeholder groups. The stakeholder meetings were invaluable and provided very useful feedback regarding the work of the ALC.

The resulting report is a high level document that identifies issues and outlines recommendations, but does not go into the fine details on how the recommendations could be implemented. Further direction from government is required prior to the ALC developing an implementation plan. The report was submitted to the Minister of Agriculture in November 2010.

The ALC awaits further direction from government regarding the report.

Auditor General Report

In September 2010, the BC Auditor General issued an audit report on the ALC http://www.bcauditor.com/pubs/2010/report5/audit-agricultural-land-commission. The audit was carried out to determine whether the ALC is:

- effectively preserving agricultural land and encouraging farming in British Columbia;
- adequately protecting the ALR from damage through its compliance and enforcement activities;
- adequately evaluating and reporting on its effectiveness.

The audit found that the ALC is challenged to effectively preserve agricultural land and encourage farming in British Columbia, specifically:

- the ALC has not determined that the boundaries of the ALR are accurate and include lands that are both capable of and suitable for agricultural use;
- the ALC has identified limitations in its ability to preserve agricultural land and encourage farming through the application process;
- the ALC is not sufficiently involved in proactive long term land use planning with local governments to encourage farming on a broad basis; and
- oversight of the decisions made by its "delegated authorities" needs strengthening to ensure that agricultural land is being preserved and farming encouraged.

The ALC has established policies to guide compliance and enforcement activities. However, the ALC has determined that the current staffing resources and enforcement tools to support those policies are not sufficient to protect the ALR from damage caused by unlawful actions such as illegal dumping of construction material. In addition, while the ALC is attempting to work with local and provincial governments to enhance compliance and enforcement activities, formal agreements are not yet in place.

The ALC is not effectively evaluating the results and impacts of its decisions, in part, because it lacks the necessary information. In addition, while it is reporting on some aspects of its success, it is not clearly describing the extent to which it is achieving its mandate.

Recommendations included:

- ensure that ALR boundaries are accurate and include land that is both capable of and suitable for agricultural use.
- seek government's support to make changes that will allow it to more effectively preserve agricultural land and
- encourage farming through the application process.
- engage in proactive long-term planning with local governments to encourage farming.
- work with Fraser-Fort George Regional District to address concerns it has with the District's processes.
- work with the Oil and Gas Commission to develop an action plan to implement the recommendations of the 2009 audit.
- ensure that it has a sufficiently robust compliance and enforcement program.
- prioritize completion of the new database and finalize conversion of the original paper ALR maps into digitalized format.
- evaluate the collective impacts of its decisions on applications and its broader policy decisions.
- report publicly on the cumulative impacts of its decisions.

Mapping, GIS and Data Management

Statistical Reporting Changes

The ALC transitioned to a new database called the Online Application Tracking System (OATS). Unfortunately, the database was not fully built as planned due to resourcing issues. Lack of funding for maintenance and fixes to reports and format has made the system less useful than expected. As a result, data entry has been difficult, mining of statistical data has been onerous and accuracy of reporting has been an issue. It was hoped that with the introduction of the new system, the ALC would have the ability to report out more accurately on the complexities of its decisions and link this data to a mapping component using Geographic Information Systems (GIS). However, this has not been the case.

Decision type is now being reported instead of application types received in order to report on what the ALC has actually decided.

A significant change has been made related to reporting of approvals. In the past the ALC reported combined data for approved and conditionally approved applications. The ALC is now reporting final approvals (no conditions to be met) separately from conditional approvals where if conditions of the decision are not met, the approval will expire. Applications will move from the conditionally approved 'box' to the final approved box when all conditions of an approval have been met and the approval will be considered final. If the conditions are not met and there is a time requirement, the conditional approval will expire. Net change to the ALR will now only reflect final decisions whereas it previously reflected both final and conditionally approved decisions.

For other statistical information, please refer to the ALC website www.alc.gov.bc.ca

CUMULATIVE PANEL STATISTICS – Apr 1, 2009-Mar 31, 2010

Applications Decided by Component Type

PANEL REGION	EXCLUSION	INCLUSION	NON FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
Interior	5	3	18	38	5
Island	16	9	25	35	4
Kootenay	22	2	21	77	7
North	9	6	38	52	13
Okanagan	20	9	26	47	3
South Coast	8	2	44	31	22
TOTAL	**80**	**31**	**172**	**280**	**54**

Approved Area Included and Excluded and Net Change 2009-10 (Hectares)

PANEL REGION	INCLUSION	EXCLUSION	Net Change
	Approved	Approved	
Interior	135	24	111
Island	259	125	134
Kootenay	16	656	-640
North	241	388	-147
Okanagan	50	757	-707
South Coast	11	400	-382
TOTAL	**712**	**2,350**	**-1,631**

Conditionally Approved Area Included and Excluded 2009-10 (Hectares)

PANEL REGION	INCLUSION	EXCLUSION
	Approved	Approved
Interior	0	32
Island	1	16
Kootenay	0	55
North	0	120
Okanagan	0	41
South Coast	0	25
TOTAL	**1**	**289**

Note: No change to the ALR until all conditions related to the approval are completed

Agriculture Capability of Areas Approved for Inclusion in the ALR 2009-10 (Hectares)

PANEL REGION	Area Included	Prime	Mixed	Secondary	Unclassed
Interior	135	0	0	4	131
Island	259	14	11	234	0
Kootenay	16	0	16	0	0
North	241	0	0	241	0
Okanagan	50	2	8	40	0
South Coast	11	3	8	0	0
TOTAL	**712**	**19**	**43**	**519**	**131**

Agriculture Capability of Area Approved for Exclusion from the ALR 2009-10 (Hectares)

PANEL REGION	Area Excluded	Prime	Mixed	Secondary	Unclassed
Interior	24	0	0	24	0
Island	125	3	0	122	0
Kootenay	656	17	472	167	0
North	388	11	38	339	0
Okanagan	757	0	1	756	0
South Coast	400	7	388	5	0
TOTAL	**2,350**	**38**	**899**	**1,413**	**0**

Plans and Bylaws Reviewed Summary 2009-10

	INTERIOR	ISLAND	KOOTENAY	NORTH	OKANAGAN	SOUTH COAST
Growth Strategies/Official Community Plans	1	8	4	7	4	7
Implementing Bylaws	0	1	2	0	0	1
Transportation Plans	0	0	0	0	0	0
Parks and Recreation Plans	0	0	0	0	0	2
Utility and Energy Projects	0	0	0	0	0	0
Boundary Adjustments	0	0	1	0	0	1
Other Land Use Plans	0	0	0	0	0	0
Conservation Covenants	0	1	0	0	0	0
TOTAL	**1**	**10**	**7**	**7**	**4**	**11**

CUMULATIVE PANEL STATISTICS – Apr 1, 2010-Mar 31, 2011

Applications Decided by Component Type

PANEL REGION	EXCLUSION	INCLUSION	NON FARM USE	SUBDIVISION	PLACE FILL & REMOVE SOIL
Interior	3	4	7	29	6
Island	7	9	13	39	2
Kootenay	7	1	14	38	2
North	10	4	26	51	13
Okanagan	22	8	28	36	5
South Coast	12	3	53	24	12
TOTAL	**61**	**29**	**141**	**217**	**40**

Approved Area Included and Excluded and Net Change 2010-11 (Hectares)

PANEL REGION	INCLUSION	EXCLUSION	Net Change
	Approved	Approved	
Interior	173	13	160
Island	20	7	13
Kootenay	9	17	-8
North	99	24	75
Okanagan	65	51	14
South Coast	14	5	9
TOTAL	**380**	**117**	**263**

Conditionally Approved Area Included and Excluded 2010-11 (Hectares)

PANEL REGION	INCLUSION	EXCLUSION
	Approved	Approved
Interior	0	8
Island	36	9
Kootenay	0	59
North	0	308
Okanagan	3	19
South Coast	1	16
TOTAL	**40**	**419**

Note: No change to the ALR until all conditions related to the approval are completed

Agriculture Capability of Areas Approved for Inclusion in the ALR 2010-11 (Hectares)

PANEL REGION	Area Included	Prime	Mixed	Secondary	Unclassed
Interior	173	0	128	45	0
Island	20	14	5	1	0
Kootenay	9	0	0	9	0
North	99	0	0	99	0
Okanagan	65	3	59	3	0
South Coast	14	14	0	0	0
TOTAL	**380**	**31**	**192**	**157**	**0**

Agriculture Capability of Area Approved for Exclusion from the ALR 2010-11 (Hectares)

PANEL REGION	Area Excluded	Prime	Mixed	Secondary	Unclassed
Interior	13	0	0	13	0
Island	7	2	5	0	0
Kootenay	17	0	0	17	0
North	24	3	0	21	0
Okanagan	51	0	45	6	0
South Coast	5	5	0	0	0
TOTAL	**117**	**10**	**50**	**57**	**0**

Plans and Bylaws Reviewed Summary 2010-11

	INTERIOR	ISLAND	KOOTENAY	NORTH	OKANAGAN	SOUTH COAST
Growth Strategies/Official Community Plans	1	15	3	3	4	7
Implementing Bylaws	0	0	3	0	2	1
Transportation Plans	0	0	0	0	0	3
Parks and Recreation Plans	0	0	0	0	0	1
Utility and Energy Projects	0	0	0	0	0	0
Boundary Adjustments	0	0	1	0	0	0
Other Land Use Plans	0	0	0	0	0	0
Conservation Covenants	0	2	0	0	0	0
TOTAL	**1**	**17**	**7**	**3**	**6**	**12**

New Applications Received Previous Five Years

	2006/07	2007/08	2008/09	2009/10	2010/11
Number of Applications Received	603	666	598	591	540

This table reflects only new applications received by the Commission. It does not reflect workload as the following work is not accounted for: application reconsiderations, land use planning, notices of intent for placement of fill and soil removal and compliance and enforcement.

ALR Statistics Summary

Table 1: Area Included and Excluded from the ALR by Calendar Year

Year	INCLUSIONS	EXCLUSIONS	Net Figure	Current ALR
1974	0	628	-628	**4,716,891**
1975	2,561	3,193	-632	**4,716,259**
1976	517	2,365	-1,848	**4,714,411**
1977	4,300	18,924	-14,624	**4,699,787**
1978	19,141	10,524	8,617	**4,708,403**
1979	3,252	9,758	-6,507	**4,701,897**
1980	242	6,131	-5,889	**4,696,008**
1981	1,275	16,474	-15,199	**4,680,809**
1982	3,634	6,212	-2,578	**4,678,231**
1983	6,233	4,228	2,005	**4,680,235**
1984	7,545	5,047	2,498	**4,682,733**
1985	19,440	9,229	10,211	**4,692,944**
1986	1,807	4,662	-2,855	**4,690,089**
1987	5,152	2,868	2,283	**4,692,373**
1988	6,714	1,238	5,476	**4,697,848**
1989	947	1,180	-233	**4,697,615**
1990	10,802	2,195	8,607	**4,706,222**
1991	768	2,075	-1,306	**4,704,916**
1992	3	1,081	-1,078	**4,703,838**
1993	5,843	823	5,020	**4,708,859**
1994	2,877	1,642	1,235	**4,710,094**
1995	1,095	1,171	-75	**4,710,018**
1996	1,868	1,574	294	**4,710,312**
1997	869	5,252	-4,383	**4,705,930**
1998	678	2,861	-2,184	**4,703,746**
1999	1,961	1,864	97	**4,703,843**
2000	23,219	5,797	17,422	**4,721,265**
2001	973	553	420	**4,721,686**
2002	41,792	1,516	40,276	**4,761,961**
2003	428	746	-318	**4,761,643**
2004	1,559	1,497	62	**4,761,705**
2005	1,670	2,207	-537	**4,761,168**
2006	977	548	429	**4,761,597**
2007	1,268	1,442	-174	**4,761,423**
2008	833	1,461	-628	**4,760,795**
2009	1,384	2,115	-731	**4,760,064**
				GIS ALR Area
2010	658	364	295	**4,623,700**
Total	**184,284**	**141,443**	**42,841**	

Note: (1) All figures between 1974 to 2009 include both final decided and conditionally approved decisions.
(2) Figures from 2009 forward include only Final Decided Decisions.
(3) The Current ALR area commencing in 2010 has been revised based on GIS calculation.
(4) Exclusions include Government, Private and Cabinet Appeal exclusions.
(5) All figures are cumulative and in hectares.
(6) Totals may not add up due to rounding of the figures.

ALR Statistics Summary

Table 2: Area Included and Excluded from the ALR by Regional District by Fiscal Year

Regional District	Area at Designation	Inclusion 1974-2009 Q1	Exclusion 1974-2009 Q1	Inclusion April 1, 2009- March 31, 2011	Exclusion April 1, 2009 – March 31, 2011	GIS ALR Area April 1, 2011
Alberni-Clayoquot	7,935	808	1,041	0	0	7,768
Bulkley-Nechako	297,611	70,798	2,172	224	82	373,216
Capital	19,595	289	2,819	3	3	16,379
Cariboo	925,506	18,594	18,439	302	17	936,276
Central Coast	4,453	53	65	0	0	4,624
Central Kootenay	71,539	803	8,417	25	394	63,166
Central Okanagan	33,077	210	7,207	29	23	27,269
Columbia Shuswap	67,409	1,375	17,935	40	6	54,582
Comox Valley				107	127	23,071
Comox-Strathcona*	43,725	5,259	8,101			
Cowichan Valley	21,984	420	4,683	51	0	19,053
East Kootenay	272,510	346	7,466	0	271	266,058
Fraser-Fort George	349,636	43,507	12,301	45	97	390,769
Fraser Valley	76,803	415	5,394	17	8	71,685
Metro Vancouver	66,839	233	6,180	8	392	60,938
Kitimat-Stikine	64,170	3,146	838	4	0	66,013
Kootenay Boundary	55,061	356	1,973	0	9	54,133
Mount Waddington	1,741	17	120	0	0	2,027
Nanaimo	21,053	1,880	4,470	26	1	18,737
North Okanagan	70,283	1,555	5,946	8	772	68,892
Northern Rockies	45,554	603	1,113	0	0	48,527
Okanagan-Similkameen	86,478	2,196	4,917	38	7	84,135
Peace River	1,453,434	26,673	2,648	68	233	1,290,833
Powell River	14,130	502	5,086	0	0	9,699
Skeena-Queen Charlotte	43,887	80	187	0	0	43,196
Squamish-Lillooet	27,126	939	2,923	0	0	25,342
Strathcona				94	0	19,125
Sunshine Coast	6,275	27	2,251	0	5	3,978
Thompson-Nicola	568,705	2,134	4,292	6	20	574,345
Total	**4,716,516**	**183,214**	**138,982**	**1,095**	**2,467**	**4,623,841**

Note: (1) All figures between 1974 to March 31, 2009 include both final decided and conditionally approved decisions.

(2) Figures from 2009 forward include only Final Decided Decisions.

(3) Exclusions include Government, Private and Cabinet Appeal exclusions.

(4) All figures are cumulative and in hectares.

(5) Totals may not add up due to rounding of the figures.

(6) *Split to form Comox Valley and Strathcona Regional Districts in 2008

2009/10 Financial Report

DESCRIPTION	2009/10 BUDGET Approved in Estimates	2009/10 ACTUAL March 31, 2010
SALARIES	1,290,000	1,211,356
BENEFITS	312,000	291,338
COMMISSION	261,000	224,173
STAFF TRAVEL	41,000	31,803
BUILDING OCCUPANCY + CELL PHONES/COPIERS	165,000	208,749
PROF SERVICES CONTRACTS	10,000	12,746
LEGAL CONTRACTS	61,000	64,040
INFO SYSTEMS	27,000	41,662
OFFICE SUPPLIES & BUSSINESS EXP	15,000	22,125
STAT ADVERTISING	9,000	2,368
UTILITIES & MATERIALS	1,000	1,307
VEHICLES	18,000	18,001
AMMORT	4,000	547
Other Expenses	65,000 (-3,000)	0
FTEs	23	21
TOTAL BUDGET	**2,276,000**	**2,130,215**

2010/11 Financial Report

DESCRIPTION	2010/11 BUDGET Approved in Estimates	2010/11 Actual March 31, 2011
SALARIES	1,265,000	1,184,749
BENEFITS	310,000	287,538
COMMISSION	261,000	318,187
STAFF TRAVEL	42,000	53,131
PROF SERVICES CONTRACTS	10,000	9,845
LEGAL CONTRACTS	64,000	145,063
INFO SYSTEMS	67,000	49,000
OFFICE SUPPLIES & BUSSINESS EXP	40,000	23,846
STAT ADVERTISING	9,000	675
UTILITIES & MATERIALS	1,000	151
VEHICLES	18,000	11,700
AMMORT	4,000	0
Other Expenses	(-3,000)	(-6)
FTEs	21	20
TOTAL BUDGET	**2,088,000**	**2,083,879**

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